

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Wander Hotel

Lead Agency: City of Twentynine Palms Contact Person: Travis Clark
 Mailing Address: 6136 Adobe Road Phone: 760-367-6799 x 1008
 City: Twentynine Palms Zip: 92277 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Twentynine Palms
 Cross Streets: northwest corner of Foothill Drive and Split Rock Avenue Zip Code: 92277
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 29.0 " N / 116 ° 03 ' 36.9 " W Total Acres: ±9.36
 Assessor's Parcel No.: 0616-262-01 to -24, 0616-261-01 to -12 and -22 to -24 Section: 32 Twp.: 1N Range: 9E Base: SBBM
 Within 2 Miles: State Hwy #: 62 Waterways: Twentynine Palms Flood Control Channel
 Airports: _____ Railways: _____ Schools: Palm Vista Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 40,941 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Resources

Present Land Use/Zoning/General Plan Designation:

Service Commercial (CS) / Service Commercial (CS)

Project Description: *(please use a separate page if necessary)*

The applicant proposes the development of a hotel using prefabricated steel framed modular construction on vacant land consisting of ±9.36 acres. The project site is located in Tract No.2810, and encompasses APNs 0616-262-01 to -24, and 0616-261-01 to -12 and -22 to -24. Phase 1 will include a total of 65 rooms and 65 parking spaces and a laundry/break room, a "check-in" office to welcome guests, a gift shop, open air cabanas to provide shade, an inground swimming pool, as well as the sewage treatment facility. Phase 2 proposes up to 28 additional rooms and 34 parking spaces.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 29, 2021 Ending Date October 29, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>City of Twentynine Palms</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>6136 Adobe Road</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Twentynine Palms, CA 92277</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>760-367-6799 x 1008</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: 9.28.21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.